

ZONING AND ADJUSTMENT BOARD

January 17, 2006

The Zoning and Adjustment Board of Sumter County, Florida convened on Tuesday, January 17, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Frank Topping, Dossie Singleton, Marge Thies, Ron Berry, Rusty Mask, Dale Nichols, and Todd Brown. James Sutton, Richard Cole, Jr., Frank Szczepanski and Evan Merritt were absent. Terry Neal- Zoning and Adjustment Board Attorney, Roberta Rogers- Director of Planning Development, and Sandy Cassels- Board Secretary, were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Brown made a motion to approve the minutes from the January 3, 2006, meeting. Mr. Nichols seconded the motion and the motion carried.

R2005-0105

A.C.M.S.

Mr. Brown made a motion to remove this from the table. Mr. Berry seconded the motion and the motion carried.

Mr. Story noted the applicant requested by letter this be tabled until April 3, 2006.

Mr. Brown made a motion to re-table this application until April 3, 2006. Mr. Berry seconded the motion and the motion carried.

R2006-0004

Sumter Electric

Gerald Thompson, representative for the applicant, was present and requesting a rezoning on 30.28 acres MOL from M1 & C1 to ID. There were twelve (12) notices sent. Of the twelve (12) notices sent, none were returned in favor or in objection. There were no objections from the audience.

Mr. Nichols explained he works for Sumter Electric Co-op and would be excused, if necessary, from voting. Attorney Neal explained he did not need to be excused as he will not profit from this rezoning.

The purpose of the request is to update and unify the zonings on this parcel.

Mr. Topping made the motion to recommend approval of the rezoning from M1 & C1 to ID on 30.28 acres MOL to the Board of Sumter County Commissioners based on the information provided in the staff report.

Mr. Brown seconded the motion and the motion carried.

SS2006-0003

Jeffery Mauldin & Barry Scott Mann

Richard Helms, representative for the applicant, was present and requesting a Small Scale Land Use Change from Commercial to Low Density Residential. There were eight (8) notices sent. Of the eight (8) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience.

Mr. Nichols made the motion to recommend approval of the Small Scale Land Use Change from Commercial to Low Density Residential on 1 acre MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

R2006-0007

Jeffery Mauldin & Barry Scott Mann

Richard Helms, representative for the applicant, was present and requesting a rezoning of 1 acre MOL from RR1 to R2C to bring the property into compliance with the Future Land Use Map. There were eight (8) notices sent. Of the eight (8) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience.

Mr. Nichols made the motion to recommend approval of the rezoning from RR to R2C on 1 acre MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

S2006-0001

Liss Knight

Mr. Story noted the applicant requested by letter this be tabled for four (4) weeks. Mr. Brown made a motion to table this application until February 20, 2006, which is four (4) weeks. Mr. Nichols seconded the motion and the motion carried.

Mr. Topping discussed having time limits for the members of the audience during controversial cases. Ms. Thies suggested the audience pick a spokesperson for those cases. Everyone agreed an expert witness would be allotted more time. Mr. Nichols discussed polling the board members at some point during the proceedings. Attorney Neal stated she is against a “straw poll” during the hearing, since the board is to listen to all relevant materials before making a decision. Mr. Topping stated at some times the “rules can be suspended”.

Mr. Berry questioned possibly having a hand out with the rules of conduct and explaining how the Zoning and Adjustment Board works. One general misunderstanding that could be addressed was the feeling the Zoning Department should refuse to take unpopular or controversial applications. The planning department can not refuse to take an application, but that doesn’t mean it will automatically be approved.

Time limits were discussed ranging from 5 minutes to 10 minutes. The members agreed not to allow audience members to bank their time for another member of the audience.

The Board members discussed having a handout attached to the agendas on a regular basis.

Mrs. Rogers and Mrs. Cassels will work on the hand out and bring it back to the board at the next meeting.

Mr. Topping made a motion to adjourn the meeting at 7:10 pm. Mr. Brown seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board